

**CITY OF CORAL SPRINGS COMMUNITY REDEVELOPMENT AGENCY
BOARD OF DIRECTORS REGULAR MEETING
Monday, February 27, 2006**

Board Chair John Ruffin called the meeting to order at 6:36 p.m.

Following the Pledge of Allegiance, Mr. Ruffin requested that Mr. Richardson call the roll of Board Members.

Board Members in attendance were: Wallace Dale, Board Member
Bernie Moyle, Board Member-Elect
Debbie Mulvihill, Vice Chair
Bill Snyder, Board Member
Brian Walsh, Board Member
John Walsh, Board Member-Elect

Also in attendance were: Erdal Donmez, Assistant City Manager
Sue Delegal, Billing and Cochran,
CRA Board Legal Counsel
Sam Goren, City Attorney
Peter Richardson, City Clerk

At Mr. Ruffin's request, Mr. Richardson administered the oath of office to newly appointed board members Bernie Moyle and John Walsh and reappointed board members Debbie Mulvihill and John Ruffin.

1. Minutes of January 23, 2006 Board Meeting

Ms. Mulvihill moved, seconded by Mr. Snyder, to approve the minutes of the January 23, 2006 Board meeting as presented. The motion was approved unanimously (7-0).

2. Citizen Comments

Mr. Ruffin inquired whether there were any citizen comments. There were no citizen comments.

3. Update on Sample Road Façade Improvements Program

Mr. Donmez noted that a total of four individual had initially expressed interest in participating in the façade improvement program. He stated that the maximum available matching funds per property were \$40,000.00. Mr. Donmez said that two property owners were still interested in proceeding with the program. Glenn Weiss, Senior Planner, said that a total of \$250,000 in federal grant funds were available for this revitalization program. He noted that both of the proposed projects complied with the design guidelines adopted by the CRA Board of Directors in 2003. Mr. Donmez noted that any sidewalk-related improvements would be funded by the City of Coral Springs.

Mr. Weiss briefly reviewed the estimated cost for planting of shade trees along a portion of Sample Road. He stated that it would cost about \$150,000 to install 500 feet of sidewalks with trees planted at appropriate intervals. Mr. Dale inquired whether there were any plans to improve street lighting in this area. Mr. Donmez said that lighting improvements would likely take place in the area in the future in concert with other revitalization projects. Mr. Dale said it was important to get the program off the ground, possibly using one block with lighting, landscaping and other improvements as a model. Mr. Moyle said that after reading through the documentation and plans, it was very likely that major redevelopment would take place in this area in the future. Mr. Moyle said he had no problem with moving ahead with staff's proposal now and considering potential street lighting improvements in the future.

Ms. Mulvihill moved, seconded by Mr. Dale, to approve matching grants of up to \$40,000.00 for both applicants (Edinea Salon and Mrs. P's Dance Studio). Mr. Moyle inquired whether lighting improvements would be considered in the future. Mr. Donmez said staff would report back on this matter as appropriate. The motion was approved unanimously (7-0).

4. Update on Publix Supermarket

Mr. Donmez noted that the Publix store at the northeast corner of Sample Road and University Drive had been closed due to severe damage resulting from Hurricane Wilma in late October 2005. Noting that the cost of repairs was prohibitive, Mr. Donmez said Publix was weighing its options relative to building a new store on the existing land parcel, including the possible inclusion of residential and other mixed uses. Ms. Hess noted that Publix did not have any deed restrictions on this property. Mr. Moyle inquired why there were no deed restrictions. Ms. Hess said that the deed restrictions had expired. Charlie Ladd, Amara Urban Developers, noted that Mr. Rahael and himself owned half of the Village Green Shopping Center. He stated that both Publix and Amara would need to agree to any possible future changes to the shopping center. Mr. Moyle inquired whether the shopping center might be home to a Publix and Walgreen's store in the future. Mr. Ladd said this was possible. He also expressed a preference for stores at the center to have more of an urban type feel.

5. Update on One Charter Place Development

Mr. Ladd stated that the development of One Charter Place continued on time. He briefly noted that tenants of the building would include First Southern Bank, Wachovia Bank and Merrill Lynch. Mr. Ladd also said that the next major focus in the process was to engage a design team on hardscape technology, lighting and fountains. He also noted that work on the parking garage would be initiated during the next few weeks.

6. Proposed CRA Business Planning Workshop

Mr. Ruffin suggested the possibility of holding the CRA Board's business planning workshop on Saturday, April 1st from 8:30 a.m. to 2:00 p.m. The Board agreed, by consensus, to hold the Board's business planning workshop as proposed by Mr. Ruffin.

7. Recommendation of Appointment of CRA Board Vice Chairperson to City Commission

Mr. Ruffin noted that the City Commission had re-appointed him as the CRA Board's Chairperson and had requested that the CRA Board make an appointment recommendation relative to the Board's Vice Chairperson. He noted that the CRA Board had an outstanding cross-representation of the community. Mr. Ruffin proposed that Mr. Bernie Moyle be the Board's recommendation to the City Commission as the CRA Board's next Vice Chairperson.

Ms. Mulvihill moved, seconded by Mr. John Walsh, to recommend the appointment of Mr. Bernie Moyle as the next CRA Board Vice Chairperson, for consideration at the City Commission's March 7, 2006 meeting. The motion was approved unanimously (7-0).

8. Other Business

Mr. Ruffin noted that the CRA Board's next regular meeting would be held on March 27, 2006, with the Business Planning Workshop to follow on Saturday, April 1st. Mr. Donmez noted that the Coral Springs Community Redevelopment Agency had recently received the physical check, for slightly more than \$2.2 million, from Broward County. He stated that the check had been deposited into an appropriate account. The meeting stood adjourned at 7:10 p.m.

DATE APPROVED/ACCEPTED

JOHN W. RUFFIN, JR.
CHAIRPERSON
CRA BOARD OF DIRECTORS

PETER RICHARDSON, CRM
CITY CLERK
CITY OF CORAL SPRINGS

PCDOC # 80398